

**UTILITIES**

WATER: CITY OF VICTORVILLE WATER DISTRICT  
 SEWER: CITY OF VICTORVILLE SEWER DEPARTMENT  
 GAS: SOUTHWEST GAS CORPORATION  
 ELECTRIC: SOUTHERN CALIFORNIA EDISON  
 TELEPHONE: FRONTIER  
 CABLE: CHARTER SPECTRUM

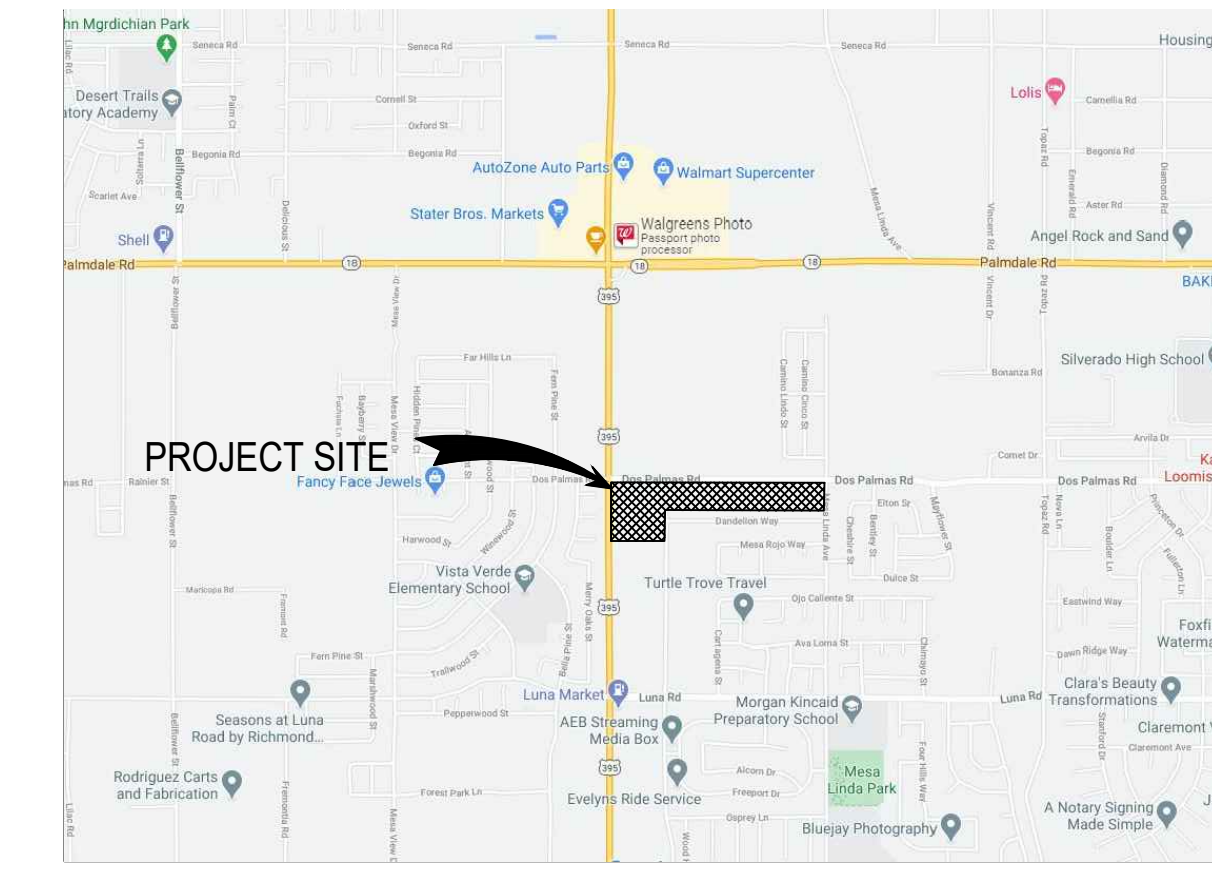
**BASIS OF BEARINGS**

CENTER LINE OF DOS PALMAS PER PARCEL MAP NO.17494, PMB 235/45-48 BEING(N89°55'12"W).  
 (R1) INDICATED RECORD DATA PER PARCEL MAP NO. 17589, PMB 213/22-23.  
 (R2) INDICATED RECORD DATA PER PARCEL MAP NO.17494, PMB 235/45-48

**CITY OF VICTORVILLE  
 DOS PALMAS  
 TENTATIVE PARCEL MAP No. 20409**

**LEGEND**

- EXISTING PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- - - EXISTING CENTER LINE
- - - EXISTING EASEMENT LINE



**APPLICANT**  
 DOS3SRK INVESTMENT LLC  
 1102 S. MAIN STREET  
 CORONA CA 92882

**CIVIL ENGINEER**



*Alex R. Torres*

**DOS PALMAS  
 TENTATIVE PARCEL MAP  
 VICTORVILLE, CA**

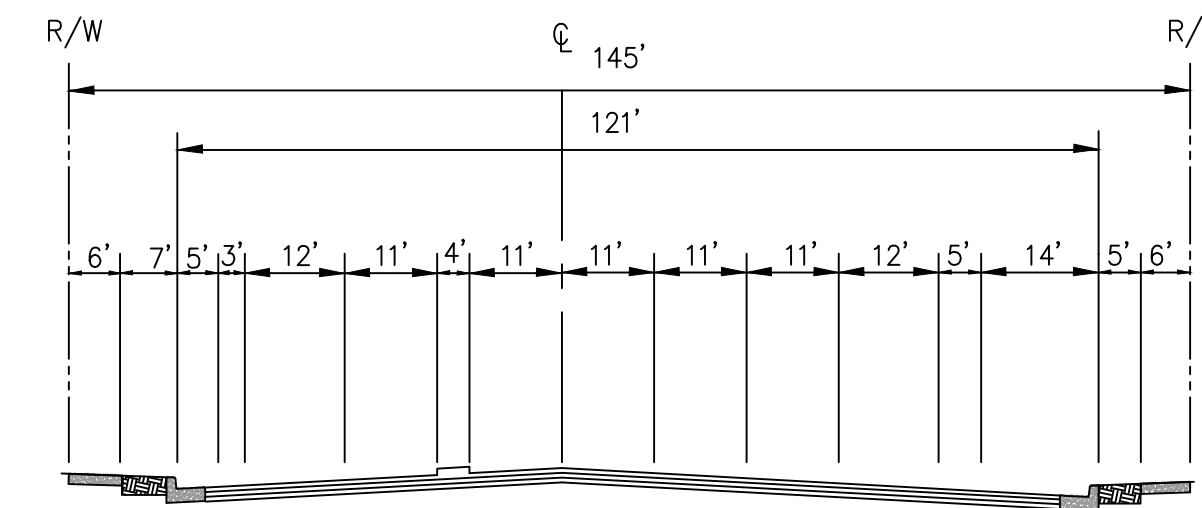
NOT RELEASED FOR CONSTRUCTION

APPROVAL

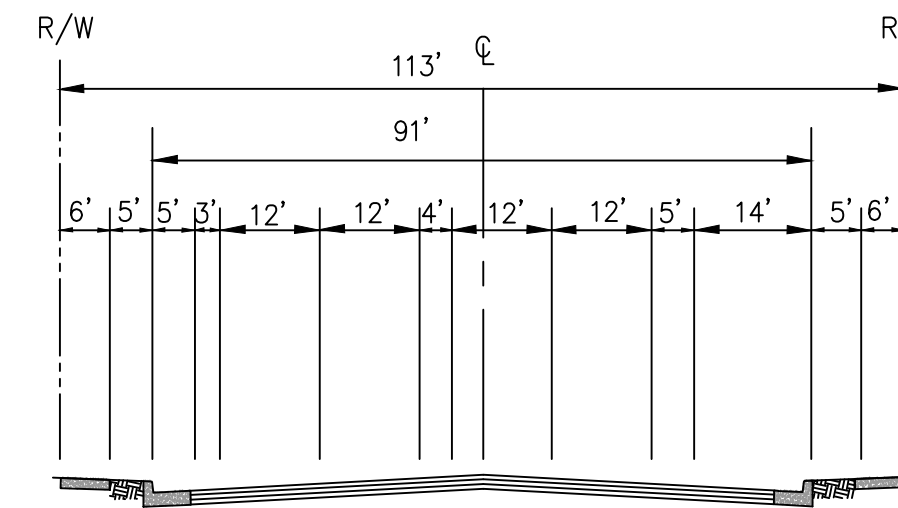
REVISIONS

REV. NO.	DATE	DESCRIPTION	BY

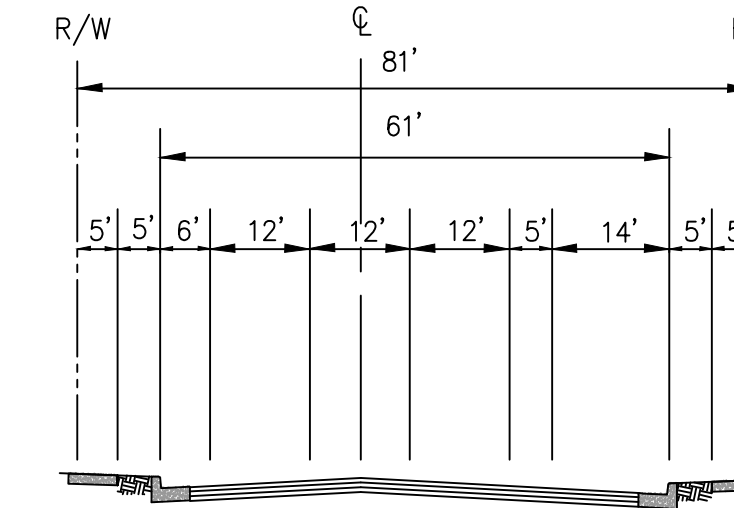
**DOS PALMAS  
 DOSSRK INVESTMENT LLC  
 VICTORVILLE, CA**



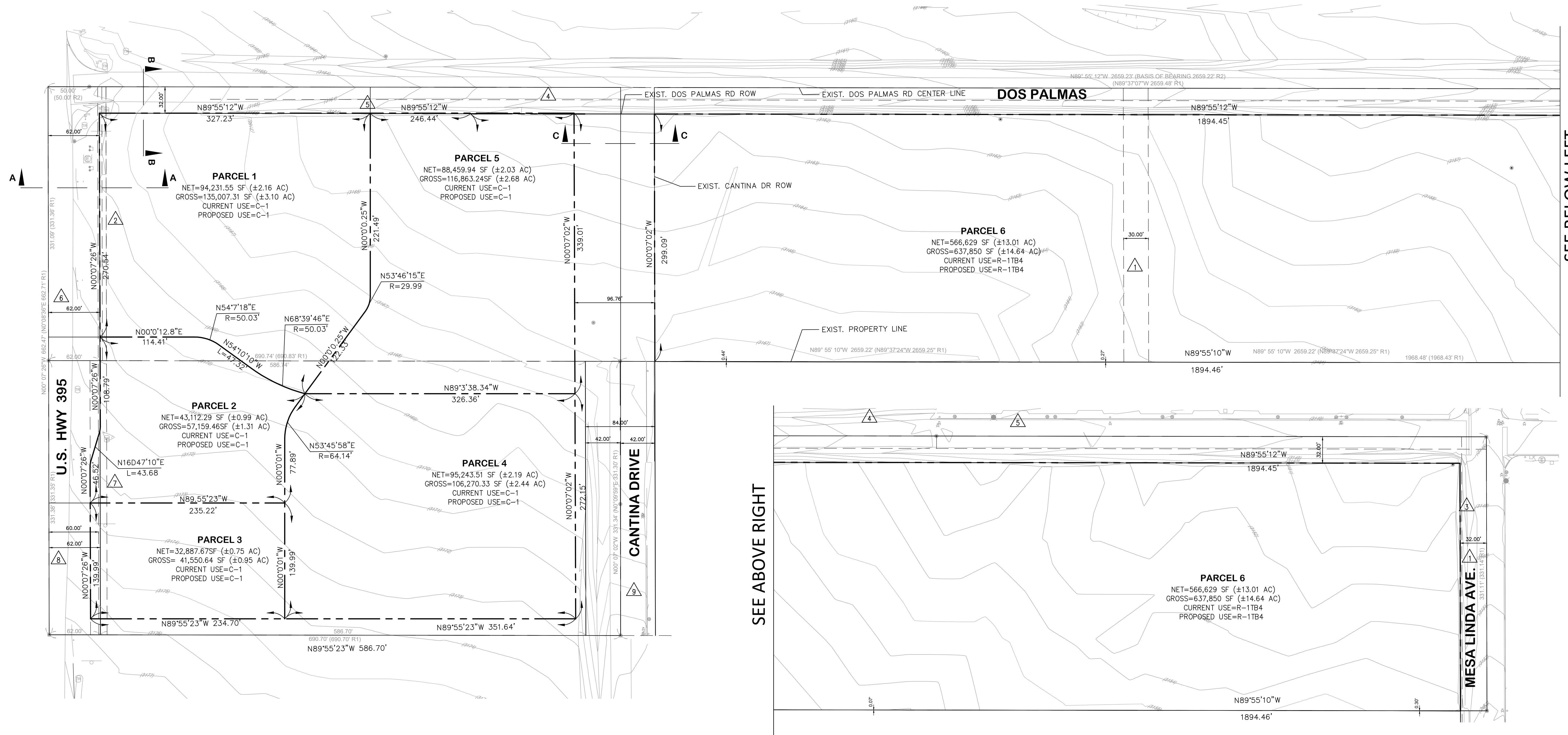
**HIGHWAY 395  
 SECTION A-A  
 NTS**



**DOS PALMAS RD  
 SECTION B-B  
 NTS**



**CANTINA DR  
 SECTION C-C  
 NTS**



**LEGAL DESCRIPTION:**

APN: 3096-381-01-0-0000  
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF VICTORVILLE, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE NORTH 1/2 OF NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THERE OF.

**LEGAL DESCRIPTION:**

APN: 3096-381-09-0-0000  
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF VICTORVILLE, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARCEL MAP NO. 17589 COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS SHOWN BY MAP ON FILE IN BOOK 213, PAGES 22 AND 23 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFROM 1/2 OF ALL MINERAL RIGHTS AS RESERVED BY RAYMOND W. MILLER AND EDITH B. MILLER BY DEED RECORDED SEPTEMBER 14, 1959 IN BOOK 4927, PAGE 348, OF OFFICIAL RECORDS.

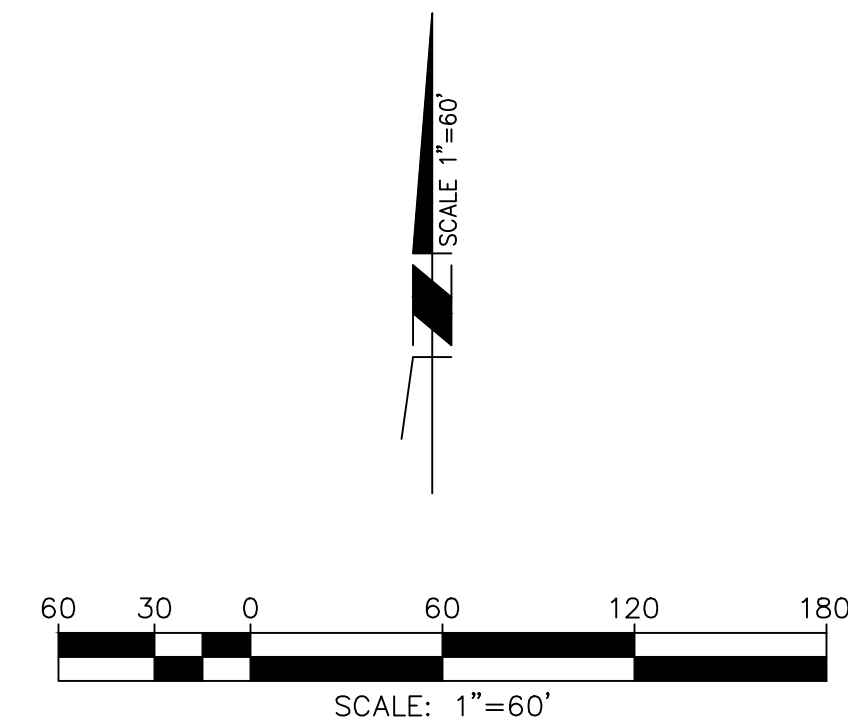
**BENCHMARK**

BENCHMARK = V-239, CITY OF VICTORVILLE, BRASS CAP DIV HWY "ADOBE" 1972. 145' N OF HWY 18 & 2127' W OF HWY 395. (ELEV=3139.74) NGVD 29.

PARCEL	GROSS (ACRES)	NET (ACRES)
1	3.10	2.16
2	1.31	0.99
3	0.95	0.75
4	2.44	2.19
5	2.68	2.03
6	14.64	13.00

**EASEMENT NOTES:**

- 1. 30 FEET EASEMENT FOR INGRESS AND AND PUBLIC UTILITIES, RECORDED JULY 26, 1989 AS INSTRUMENT NO. 89-219086, OF OFFICIAL RECORDS.
- 2. 10 FEET WIDE EASEMENT FOR SOUTHWEST GAS CORPORATION, RECORDED MARCH 12, 1991 AS INSTRUMENT NO. 91-083893, OF OFFICIAL RECORDS.
- 3. 32 FEET EASEMENT FOR STREETS, HIGHWAYS, SEWERS, DRAINAGE, PUBLIC UTILITIES, AND PUBLIC CASES RECORDED MAY 28, 1993 AS INSTRUMENT NO. 93-232329 OF OFFICIAL RECORDS.
- 4. 15 FEET EASEMENT FOR STREETS, HIGHWAYS, SEWERS, DRAINAGE, PUBLIC UTILITIES, AND PUBLIC CASES RECORDED JUNE 30, 2005 AS INSTRUMENT NO. 2005-0468724 OF OFFICIAL RECORDS.
- 5. 32 FEET EASEMENT FOR STREETS, HIGHWAYS, SEWERS, DRAINAGE, PUBLIC UTILITIES, AND PUBLIC CASES RECORDED AUGUST 24, 2005 AS INSTRUMENT NO. 2005-0626551 OF OFFICIAL RECORDS.
- 6. 62 FEET EASEMENT FOR STREETS, HIGHWAYS, SEWERS, DRAINAGE, PUBLIC UTILITIES, AND PUBLIC CASES RECORDED DECEMBER 16, 2011 AS INSTRUMENT NO. 2011-0535069 OF OFFICIAL RECORDS.
- 7. 20 FEET EASEMENT FOR SOUTHWEST GAS, RECORDED MARCH 12, 1991 AS INSTRUMENT NO. 91-083889, OF OFFICIAL RECORDS.
- 8. 62 FEET EASEMENT FOR STREETS, HIGHWAYS, SEWER, DRAINAGE AND PUBLIC UTILITIES, RECORDED JUNE 16, 1993 AS INSTRUMENT NO. 93-257116, OF OFFICIAL RECORDS.
- 9. 80 FEET EASEMENT FOR STREETS, HIGHWAYS, SEWER, DRAINAGE AND PUBLIC UTILITIES, AS INSTRUMENT NO. 2005-0685063, OF OFFICIAL RECORDS SHOWN ON MB 324/97-100.



PROJECT NO

DATE 02/01/22

SHEET TITLE

TENTATIVE PARCEL MAP

SHEET NO

**TM-1**